

17
L. D. BAKER, ET UX, GRANTORS

TO

WARRANTY DEED

ALBERT E. BUCHIGNANI, ET UX, GRANTEEES

For and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, we, L. D. Baker and wife, Mary Louise Baker, do hereby sell, convey and warrant to Albert E. Buchignani and wife, Nancy C. Buchignani, as tenants by the entirety with the right of survivorship and not as tenants in common the land in DeSoto County, Mississippi described as follows, to-wit:

Lot 65, Section B, Kokoreef Subdivision in Section 30, Township 3 South, Range 9 West, as shown of record in Plat Book 7, Pages 26-34 in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, rights of way and easements for public roads and public utilities, restrictive covenants of said subdivision, and the covenants, limitations and restrictions of said subdivision of record in deed recorded in Deed Book 148, page 645 in the office of the Chancery Clerk of said county.

Possession will be given on delivery of this deed with taxes for 1981 to be prorated.

Witness our signatures this the 6th day of March, 1981.

L. D. Baker
L. D. Baker

Mary Louise Baker
Mary Louise Baker

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said county and state, the within named L. D. Baker who acknowledged that he signed and delivered the above and foregoing warranty deed on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office this the 6th day of March, 1981.

Rebecca Kears
Notary Public

My Commission Expires:

5-7-82
REBECCA KEARS
NOTARY PUBLIC
MISSISSIPPI

18
STATE OF TENNESSEE
COUNTY OF SHELBY

This day personally appeared before me, the undersigned authority in and for said county and state, the within named Mary Louise Baker who acknowledged that she signed and delivered the above and foregoing warranty deed on the day and date therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office this the 6th day of March, 1981.

Flora H. Hine
Notary Public

My Commission Expires:

February 21, 1982

Baker
3774 Claree
Memphis, Tennessee 38116

Buchignani
361 N. White Station
Memphis, Tennessee 38117

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 10 o'clock 10 minutes A M. 10 day of Mar. 1981, and that the same has been recorded in Book 53 Page 17 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 11 day of March 1981.
Fee \$3.00Pd.

SEAL N. D. Ferguson

CLERK